



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

May 5, 2021

Mr. Arun Gurung
Soltesz, Inc.
2 Research Place, Suite 100
Rockville, MD 20850

Re: Site Development Stormwater Plan for
Phase 1 Site Plan for Northpark at Montrose
(Wilgus Tract)
Preliminary Plan #: 122020140
Site Plan #: 820210080
SM File #: 285667
Tract Size/Zone: 12.88 ac/CR
Total Concept Area: 6.97 ac
Lots/Block: n/a
Parcel(s): N273, N279, N208, N174, N231 to be
subdivided into 107 townhouse lots, 2 lots for 2
over 2 units, 11 parcels for private roads and
alleys, 7 HOA parcels, 2 public roads and 3
parcels for park dedication
Watershed: Cabin John Creek/Class I
Type of Development :New

Dear Mr. Gurung:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP utilizing Micro-bioretenion Planter Boxes, Modular Wetland Systems, Green Roof, Permeable Paving, and Bio-Swale. Structural measures including Bioretention and Stormfilter will be used to provide treatment for volumes not able to be treated in ESD measures. The project has two distinct study points and a summary of methods to be used per point is included at the end of this letter. The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. All facilities must be designed using latest available MCDPS guidance documents. Required volume for Structural Stormwater Management must be calculated utilizing MDE guidance.
5. The applicant must demonstrate that the proposed level of compensation between the two Study Points is consistent with this approval.



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6. This concept proposes facilities that may impact the design and construction cost of adjacent buildings and footers. Additional information will be required at final engineering and may require approval by DPS's structural group.
7. Stormwater Management Easements will be required to be of adequate dimension as determined by the County to ensure access for future inspection and maintenance. Delineations as shown on this plan may change.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter and the Concept Approval letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: mmf

cc: N. Braunstein
SM File # 285667

Point of Interest #1
ESD: Required/Provided 15,366 cf / 11,477 cf
PE: Target/Achieved: 2.0"/1.49"
STRUCTURAL: 3,069 cf / 5,323 cf *includes 2,015 cf of compensation volume for POI#2
WAIVED: n/a
MB (3), Modular Wetland System (3), Bioretention (1)

Point of Interest #2
ESD: Required/Provided 62,242 cf / 30,130 cf
PE: Target/Achieved: 2.2"/1.1"
STRUCTURAL: 28,044 cf/ 26,029 cf*
WAIVED: n/a
MB (44), Modular Wetland System (3) Permeable Paving, Green Roof, BS (1), Bioretention (1), Stormfilter (1)